

**Adopted Resolutions and Decisions of the Meeting of Heritage Western  
Cape Built Environment and Landscape Permit Committee (BELCom)  
Commenced at 08:30 and held on Thursday, 11 August 2022 via  
Microsoft Teams**



**MATTERS DISCUSSED**

**11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS**

**11.1 Proposed Additions and Alterations on Erf 641, 8 Herte Street, Stellenbosch: MA  
HM / CAPE WINELANDS / STELLENBOSCH / ERF 641**

**Case No:** 22040716SJ0419E

**FURTHER REQUIREMENTS:**

While the Committee supports the overall approach, it still does not fully understand where old material is to be removed, relocated, or recorded where removed. This needs to be clearly and consistently indicated. Revised proposals to be submitted.

**SJH**

**11.2 Proposed Maintenance and Restorations on Erf 13665, Somerset Street, Worcester: MA  
HM/CAPE WINELANDS/WORCESTER/ERF 13665**

**Case No:** 18120618HB0227E

**ENDORSEMENT:**

The Committee resolved to endorse the Heritage Completion Report, dated 20 May 2022 and prepared by Steven Broers of Architects Boers Associates.

**TZ**

**12. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION**

**12.1 Proposed Total Demolition on Erven 140281 and 140282, 15 - 17 Lytton Street, Observatory:  
MA  
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ ERVEN 140281 AND 140282**

**Case No:** 22052512RG0525E

**RECORD OF DECISION:**

The Committee resolved to approve the demolition as the building has insufficient significance to warrant retention.

The Committee approves the proposed replacement development as indicated on drawings 01-100-L01-Ground Floor Plan and 01-100-L02-First Floor Plan, prepared by Stretch Architects and dated 20 July 2022, on condition that pillars with reused or replicated moulded cappings be

incorporated into the new street boundary wall. Final drawings to be submitted to HOMs for stamping.

The replacement development must be completed within five years of the permit for demolitions date of issue, failing which, a new application to approve the replacement structure will be required in terms of the NHRA, regardless of whether the demolition of the existing structure has taken place or not. The period may be extended by HWC on good cause shown, provided that the application for the extension is made prior to the lapsing of the approval referred to above.

RG

**12.2 Proposed Total Demolition on Erf 97938, 56 Kildare Road, Newlands: MA  
HM / CAPE TOWN METROPOLITAN / NEWLANDS / ERF 97938**

**Case No:** 22021604SJ0221E

**RECORD OF DECISION:**

The Committee resolved to approve the demolition as the building has insufficient significance to warrant retention.

The Committee resolved to approve the replacement development as indicated on drawings numbered 01, 02, 03, 04, 05 dated 18.02.2022 and prepared by Gerd Weideman Architects as not negatively impacting the stylistically varied streetscapes, however subject to the following condition:

The replacement development must be completed within five years of the permit for demolitions date of issue, failing which, a new application to approve the replacement structure will be required in terms of the NHRA, regardless of whether the demolition of the existing structure has taken place or not. The period may be extended by HWC on good cause shown, provided that the application for the extension is made prior to the lapsing of the approval referred to above.

SJH

**12.3 Proposed Total Demolition on Erf 20746, 166-170 Main Street, Paarl: MA  
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 20746**

**Case No:** 22062704CH0630E

**FURTHER REQUIREMENTS:**

The Committee is in general support of the proposals but does have reservations regarding the treatment of the scheme at street level where it is felt that the pedestrian interface could be more articulated in acknowledgement of the context.

The Committee has no objection to the demolition of the reconstructed portal should the applicant deem this necessary. This structure is not older than 60 years and lacks architectural/historical authenticity. Prior to making a final decision regarding this portal, the

Committee, however, advises that the applicant consult local interested parties as the reconstruction may have acquired a degree of historical associational significance.

CH

**12.4 Proposed Total Demolition, Erf 46409, 12 Haldane Road, Rondebosch: NM  
HM/ CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 46409**

**Case No:** 22062711CN0720E

**RECORD OF DECISION:**

The Committee resolved to approve the demolition as the building has insufficient significance to warrant retention.

CN

**12.5 Proposed Total Demolition Erf 4, 92 Kloof Road, Sea Point: NM  
HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 4**

**Case No:** 22061313NK0715E

**RECORD OF DECISION:**

The Committee resolved to approve the demolition as the building has insufficient significance to warrant retention.

NK

**13 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL  
DEMOLITION/ALTERATIONS**

**13.1 Proposed Additions and Alterations on Erf 15679, 24 Kingsley Street, Salt River: MA  
HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ ERF 15679**

**Case No:** 22042008CH0512E

**FURTHER REQUIREMENTS:**

While the proposals do address some of the Committee's concerns, it is noted that the new roof form at new first floor level should repeat the existing ground level veranda roof form.

Revised drawings including a comparative 3D rendering based on that included in the CoCT's comment to be included, the purpose being to ensure that an appropriate precedent is set up for the rest of the terrace to follow in due course. The pattern of the rest of the streetscape is to be respected in preparing this revised design precedent.

CH

**13.2 Proposed Additions and Alterations on Erf 114696, 35 Gympie Street, Woodstock: NM  
HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 114896**

**Case No:** 22070608SJ0711E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on unnumbered drawings dated 09.11.2020 and prepared by I. Majiet, as not negatively impacting heritage significance.

The Committee notes the special nature of the row of buildings of which the subject application forms a part. The plaster mouldings on the street façade of this and the other buildings in the row are therefore considered significant and to be retained.

**SJH**

**13.3 Proposed Additions and Alterations on Erf 24306, Corner Mcfarlane & Main Street, Paarl: NM  
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 24306**

**Case No:** 22062917SJ0711E

**FURTHER REQUIREMENTS:**

The Committee, in general, supports the proposals with the exception of the overall height of the proposed rear addition. Revised proposals together with a comparative 3D rendering indication a lowered roof line as discussed with the architect, to be submitted.

**SJH**

**13.4 Proposed Additions and Alterations on Erf 12922, 15 Kelsey Road, Paarl: NM  
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 12922**

**Case No:** 22051915KB0721E

**COMMENT:**

HWC noted that the proposed carport as indicated on drawing name as Nuwe Motoraffdakke and prepared by RM DESIGN does not trigger Section 34 of the National Heritage Resources Act no. 25 (1999) and therefore not applicable in terms of impacts to the heritage resource.

**KB**

**13.5 Proposed Additions and Alterations on Erf 1342, 6 Watsonia Street, Vredehoek: NM  
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 1342**

**Case No:** 22012701MS0315E

**FURTHER REQUIREMENTS:**

The Committee cannot condone unauthorised work.

The Committee notes great discrepancies between the drawings submitted and the photographs provided. Before this matter can be considered further, it is essential that accurate information is provided.

Updated drawings and photographs clearly indicating the nature and extent of the work to be provided.

MS

**13.6 Proposed Additions and Alterations on Erf 1000, 29 Marmion Road, Oranjezicht: NM  
HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 1000**

**Case No:** N/A

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Monday, 15 August 2022 at 11:00 (HvdM, WP, GJ).

TZ

**13.7 Proposed Additions and Alterations on Erf 14647, 38 Hillside Road, Fishhoek: NM  
HM/CAPE TOWN METROPOLITAN/FISHHOEK/ERF 14647**

**Case No:** 22072008TZ

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 14647-100; 14647-000; 14647-200 and 14647-300, dated 21 April 2021 and prepared by INCREDIBLE Architectural Design Studio and Project Management, as having insufficient impact on heritage significance.

TZ

**13.8 Erf 149294, 3 Dock Road, Union Castle Building, Waterfront: MA  
HM/CAPE TOWN METROPOLITAN/ WATERFRONT/ERF 149294**

**Case No:** 21072020TZ0724E

**COMMENT:**

The applicant to note the following:

Regulation 4(3) of the regulations promulgated on 29 August 2003 in PN 298 of 2003. If Heritage Western Cape has reason to believe that a permit holder has not complied with, or is not complying with, any of the conditions, restrictions or directions imposed in terms of a permit, it must call upon the permit holder to make written representations why the permit should not be revoked. If Heritage Western Cape, after considering the representations by the permit holder, has reasonable grounds to believe the permit holder has not complied with or is not complying with any of the conditions, restrictions or directions imposed in terms of the permit it may revoke the permit.

Taking the above mentioned into account and the report back by members of this Committee of the site inspection held on 28 July 2022, the applicant is given 14 days in which to provide:

1. Reasons why the permit granted for the work to this building as approved on drawing numbered 01-08-001, 01-08-100, 02-02-001, 02-02-002, 02-02-003, 03-02-00303-02-007, 06-11-001 Revision D dated 13 July 2020 and 17 August 2020 and prepared by DHK Architects should not be revoked and why criminal charges in terms of S.51 of the NHRA should not be laid.

TZ

**13.9 Proposed Additions and Alterations on Erf 115 & 116, 13 Heerengracht Boulevard, Roggebaai: MA  
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN/ ERF115 &116**

**Case No:** 22071102KB0713E

**FURTHER REQUIREMENTS:**

The Committee notes that the information provided does not in all respects accurately reflect what is been proposed. This needs to be clarified preferably with the aid of 3D models of the two facades taking the following into account in particular:

1. Each façade had its own individual identity which needs to be respected.
2. How these buildings align with the neighbours at roof level.
3. Both buildings occupy important positions within the historic Cape Town foreshore scheme and therefore the proposed alterations of the facades need to be explored in detail not only facing the Heerengracht but also Tulbagh Square.
4. The materiality of the facades needs to be clearly indicated and interventions made in as subtle a manner as possible.
5. Whether the existing louvres are original or later additions and therefore whether their replacement with a more appropriately designed alternative should be considered.

KB

**14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS**

**14.1** None

**15 PROVINCIAL PROTECTION: SECTION 29 PERMIT**

**15.1** None

**16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL**

**16.1** None

**17 HERITAGE REGISTER: SECTION 30 PROCESS**

**17.1** None

**18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS**

**18.1** None

**19 REQUESTS FOR OPINION/ADVICE**

19.1 None

**20 OTHER MATTERS**

**20.1 Portion 5, 8 &9 Farm Kleinfontein 503, Hessequa Conservation Management Plan: MA HM/PUNTJIE/PTN 14 FARM KLEINFONTEIN**

Case No: N/A

**RECOMMENDATIONS:**

The Committee and Molly Lazarus Trustees have expressed their support for the new amended CMP.

JW

**21. NON-COMPLIANCE**

21.1 None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee resolved to adopt the resolutions and decisions as minuted.